

2005 King County Comprehensive Plan Update
P – Suffix Development Conditions Zoning Study
Department of Development and Environmental Services

Study Area:	Vashon P–Suffix Development Conditions Study
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Summary

This study of existing P–Suffix zoning Conditions was carried out in response to the following direction from the King County Council:

The executive shall complete a study of existing property-specific (P-Suffix) development conditions for properties on Vashon-Maury Island for the purpose of determining whether any P–Suffix conditions are no longer applicable and should be removed from the zoning of individual parcels.

P-Suffix conditions are property-specific development conditions above and beyond the requirements of a property’s zoning classification. The King County Code definition of P–Suffix conditions is attached to this report.

The text of all P-Suffix conditions that have been applied to property on Vashon and Maury Island is also attached to this report. Large-scale maps showing parcel numbers and the identifying number of P-Suffix conditions applied to individual parcels have been prepared for use in this study.

Methodology

The methodology for this study was to systematically review maps of each quarter section of land that includes any property with one or more P–Suffix conditions. A focus of this review was to determine whether properties with multiple conditions had conflicting conditions. This was a particular concern if the conditions were the result of different planning processes and therefore not applied at the same time. For example, a parcel that was assigned a P–Suffix condition by the Vashon Community Plan, and then years later was assigned additional conditions by the Vashon Town Plan was studied carefully to determine whether all of these conditions were compatible.

Properties with conditions applied by a previous rezone, properties with a single condition, or properties with more than one condition applied by the same planning process were also reviewed as part of this study to determine whether those conditions are still applicable.

Findings:

By far, the majority of P–Suffix conditions on Vashon Island were applied through adoption of the Vashon Town Plan in 1996. Approval of individual rezones over the years resulted in property specific P–Suffix conditions. There are also some conditions

remaining from the Vashon Community plan, as well as one condition that was applied through an update of the King County Comprehensive Plan. These conditions remain applicable, with the following exceptions:

1. **Parcel 0522039015.** The western portion of this property was zoned CB-P SO, community business with a P-Suffix condition and a Special Overlay District, by the Vashon Town Plan. Previously, the western portion of this property was zoned I - industrial. Currently, two P-Suffix conditions apply to this property. Condition VS-P2, which is applicable to industrial property, and condition VS-P29 which applies to commercial property. The full text of these conditions is attached to this report. Condition VS-P2 is no longer applicable and conflicts with the commercial land use and zoning designation for the western portion this property.
2. **Parcels 2923039195 and 2923039044.** These parcels are located at the intersection of SW 171st Street and Vashon Highway. The attached map indicates that SW 171st Street cuts across these two parcels, with a narrow portion of these parcels lying north of SW 171st, and the majority of the two parcels located south of SW 171st Street.

The Vashon Town Plan applied P – Suffix condition VS – P27 to the large property (parcel 2923039040) north of SW 171st Street. This condition implements the “Town Gateway Landscaping Requirement”. P – Suffix condition VS – 27 was not applied to the narrow portion of parcels 2923039195 and 2923039044 located north of SW 171st Street.

The Vashon Town Plan applied P-Suffix condition VS-P28 to parcels south of SW 171st Street. This condition applies to properties within the “Town Core”. Condition VS-28 was also applied to the narrow portion of parcels 2923039195 and 2923039044, lying north of SW 171st Street.

It is likely that application of the Town Core condition to the portion of these lots lying north of SW 171st Street was not done intentionally, as none of the base maps in the Vashon Town Plan show the narrow portions of lots on the north side of SW 171st Street. Staff has concluded that the intent of the Vashon Town Plan was to apply the Town Gateway Landscaping Requirements on the north side of SW 171st Street and the Town Core conditions on the south side of SW 171st Street.

3. **Parcel 3223039111** This property was rezoned in 1989 (rezone file 105 89R). Through this rezone, P-Suffix condition VS-P15 was applied. VS-P15 is actually a series of project-specific conditions from rezone 105 89R which were based on a development proposal made in the late 1980’s for a senior center. The project did not come to fruition and these P-Suffix conditions are no longer applicable. Removal of condition VS-P15 would allow the property to develop

under the existing R-8, Potential R-12 zoning, subject to applicable King County codes and policies.

Executive Staff Recommendation:

1. Delete P-Suffix condition VS-P2 from parcel 0522039015.
2. Delete P-Suffix condition VS-P28 from the portion of parcels 2923039195 and 2923039044 lying north of SW 171st Street. Retain VS-P28 for the remainder of these parcels, south of SW 171st Street.

Apply P-Suffix condition VS-P27 to the narrow portion of parcels 2923039195 and 2923039044 lying north of SW 171st Street.

3. Delete P-Suffix condition VS-P15 from parcel 3223039111; the resulting zoning would be R-8 Potential R-12.

21A.04.150 Map designation - Property-specific development or P-Suffix standards.

The purpose of the property-specific development standards designation (P-Suffix to zone's map symbol) is to indicate that conditions beyond the minimum requirements of this title have been applied to development on the property, including but not limited to increased development standards, limits on permitted uses or special conditions of approval. Property-specific development standards are adopted in either a reclassification or area zoning ordinance and are shown in the SITUS file for an individual property maintained by the department. Regardless of the form in which a property-specific development standard is adopted, the P-Suffix shall be shown on the official zoning map maintained by the department and as a notation on the SITUS file, which shall be updated as soon as possible after the effective date of the adopting ordinance adopting a P-Suffix standard.